

# WOODSIDE NEWS

WoodsideHOA.com

April 2024

## BOARD OF DIRECTORS

**President - Vacant**

**Vice President**

Hassan Pejuhesh

[hpengr@comcast.net](mailto:hpengr@comcast.net)

**Secretary/Treasurer**

Bill Sessa

[bsessa1064@aol.com](mailto:bsessa1064@aol.com)

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Craig Shields

[craigstevenshields@gmail.com](mailto:craigstevenshields@gmail.com)

**Director**

Pamela Williams

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**Director**

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**Director**

Lyn Efken

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**Director**

Nola Castle

[nolacastle@gmail.com](mailto:nolacastle@gmail.com)

## 2024 Pool Season

The 2024 Pool season begins April 1st and will continue through November 1st.

### Main Pools

Old Woodside 24 Hours All Ages

Woodside East 6:00 AM – 11:00 PM Daily All Ages

Woodside Sierra 6:00 AM – 11:00 PM Daily All Ages

### Satellite Pools

(All) 9:00 AM – 10:00 PM Daily All Ages

### Spas

Old Woodside 24 Hours All Ages

Woodside East 6:00 AM – 11:00 PM Daily All Ages

Woodside Sierra 6:00 AM – 11:00 PM Daily All Ages

Anyone in the pool area must present a valid Woodside Identification Card when requested by Management or Woodside Patrol Personnel. Refusal to do so will result in disciplinary action

**\*A full list of pool rules can be found in the Woodside Rules & Regulations document available on the website under governing documents.\***

## 2024 Candidate's Night

Thursday, May 2nd @ 7 PM

Old Woodside Clubhouse

Submit question(s) via email to the Nominating Committee @ [nomcomwoodside@gmail.com](mailto:nomcomwoodside@gmail.com)

no later than April 15th.



Spas in Old and Sierra are scheduled to be re-plastered at the end of April by Adams Pool Specialties.

## Dirt Is Flying At Woodside

The painted markings on streets and sidewalks around Woodside are not graffiti, but they are evidence of two large projects that are dancing around each other so that both can be completed with the least amount of inconvenience to residents.

The most obvious markings are from PG&E, which arrived on the property to replace 1,381 feet of high-pressure natural gas distribution lines along Sierra Blvd. The project also includes upgrading 23 natural gas hook-ups in Sierra and East and is expected to be completed by May 2024.

The project is being paid for by PG&E, with no cost to Woodside.

The spray-painted PG&E markings on the streets show the location of underground natural gas lines. Colored flags on the adjacent lawn areas show where water and electrical lines are buried to prevent them from being damaged while PG&E works around them.

Residents will also find non PG&E related markings on sidewalks throughout the property that are being addressed by Precision Concrete Cutting. A \$128,000 contract was approved by the Board at the February meeting to repair trip hazards and raised sidewalks. Community Manager Tamara Camara is making every effort to coordinate the work so both projects can be completed simultaneously and without additional inconveniences to residents.



White	Proposed Excavation
Pink	Temporary Survey Markings
Red	Electric Power Lines, Cables, Conduit, and Lighting Cat
Yellow	Gas, Oil, Steam, Petroleum, or Gaseous Materials
Orange	Communication, Alarm or Signal Lines, Cables, or Cond
Blue	Potable Water
Purple	Reclaimed Water, Irrigation, and Slurry Lines
Green	Sewers and Drain Lines

Vehicle Related Issues	
Towed Vehicles	1
Green Space Violations	38
Deeded Space Violation	15
Vehicle Theft	1
Unregistered Vehicles	63

### Vehicle Requirements

Every vehicle belonging to a resident must be registered and have a Woodside parking sticker attached to a visible spot on the driver's side rear window. The parking sticker is to be placed in each vehicle by Woodside personnel or Security staff only. Woodside Management will not issue a parking sticker for any vehicle without a current DMV registration.

General issues	
Vandalism	34
Suspicious Activity	6
Trespassing	11
Medical Emergency	1

### Towing Violation's

Parked in a resident's assigned space if that resident requests that the vehicle be towed.

A vehicle characterized by any of the following may be towed:

- non-operative vehicle
- no current DMV license sticker;
- one or more flat tires or up on jacks or blocks;
- a hood or a trunk not latched or secured by rope or other device;
- extensive body damage or missing door or other major part;
- a part other than the tires touching the ground.

Please note the Association is not responsible for the safety and security of residents, invited guests or personal property. In case of a safety or security incident please call the Sheriff – 911 or non-emergency number 916-874-5111.

**Woodside Office**  
(916) 922-8469

**Office Hours**  
Monday - Friday  
8 AM - 6 PM

**24 Hour Grounds Patrol**  
(916) 849-6828

**Community Manager**  
Tamara Camara  
[manager@woodsidehoa.com](mailto:manager@woodsidehoa.com)

**Bookkeeper**  
Rigo Bazan  
[bookkeeper@woodsidehoa.com](mailto:bookkeeper@woodsidehoa.com)

**Executive Assistant**  
Samantha Myers  
[office@woodsidehoa.com](mailto:office@woodsidehoa.com)

### From the Office

Please welcome to the property  
Samantha Myers, Executive  
Assistant and Ali Nouredini,  
Construction Supervisor.



**SAMANTHA MYERS**



**ALI NOUREDDINI**

### Board Highlights

At its March 26 meeting, the Board accepted recommendations from the Architectural Committee and approved four applications. They include an electric fireplace insert in unit 609-5, a window replacement in 641-2, replacement of a patio door in 800-8, and installation of a washer and dryer in 887-8. The Board also appointed Sylvia Bakehouse to the Nominating Committee, which conducts Candidate Night during the election for Directors, replacing Daniel Nardinelli, who was unable to serve on the committee after being appointed previously.

**Treasurer's Report:** Treasurer Bill Sessa reported the following balances: \$60,558 in the Operating Account; \$1,109,301 in the Reserve Account; \$167,000 in the Flood Account. Delinquencies totaled \$30,000, less than the previous month as the Association continues to send notices to homeowners.

At the March Board of Directors meeting, Community Manager Tamara Camara reported a large amount of maintenance work being done on the property. In addition to tree work needed after a series of storms and painting projects, maintenance crews completed 45 repair jobs in recent weeks and were working on another 33, while bids were being sought to repair 23 roof leaks and seven instances of water intrusion into buildings.

During the Executive meeting held on April 4, the Board approved a \$7,474 contract for Advanced Roof Design to replace the roof on building 2241 and deferred a decision to issue a \$29,000 contract to repair the roof at building 630, pending more research about whether it should be repaired or replaced.

### Pet Etiquette

It is the perfect time of year to take your furry friend(s) for a walk. Don't forget to bring some doggie bags on your trip. There are several doggie bag stations placed throughout the property. Your neighbors will appreciate the effort. Keep in mind the Sacramento County ordinance states; a dog must be leashed and under the handler's control, not one or the other.

### Mailbox Theft

Mailbox theft is a concerning issue for many residents in California, especially those living in communities governed by a Homeowners' Association (HOA). It's important to report any incidents of theft to local law enforcement and the United States Postal Service, as mail theft is a federal crime.

Woodside is working closely with Postal Inspectors, Jason Capizzano and Iain McIntyre with the San Francisco Division, North Valley External Crimes Team for the United States Postal Inspection Service. Report all incidents by calling (877) 876-2455 and email [manager@woodsidehoa.com](mailto:manager@woodsidehoa.com).

**Be on the lookout for this  
vehicle that is possibly  
connected with the mail  
thefts at Woodside.  
Hyundai Accent  
LIC # 8URW113**





Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Pools are open & heated	2 6PM; Env. / Tree / Landscape Mtg.	3	4 10AM; Estoppels	5	6
7	8	9 6PM; Voices Mtg.	10	11 10AM; Estoppels	12 5PM; Deadline for Arch. Apps.	13
14	15	16	17 7PM; Browning Reserve Mtg.	18 10AM; Estoppels 6PM; Arch. Mtg.	19 Ballots Mailed to Homeowners	20
21	22 6PM; Rules Hearing *Apt. Only	23 7PM; Board Mtg.	24	25 10AM; Estoppels	26	27
28	29	30				

## May 2024 Upcoming Events

- May 2 @ 7PM; Candidates Night
- May 7 @ 6PM; Environmental / Tree / Landscape Meeting
- May 9 @ 6PM; Voices
- May 20 @ 6PM; Rules Hearing
- May 22 @ 6PM; Architectural Meeting
- May 28 @ 7PM; Election Meeting



Please note that the dates, times, and location noted here are subject to change based on quorum, room availability, and business needs. Please look for agendas on the Woodside [website](#) and in the laundry rooms and clubhouses.

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## Voting for Board of Directors Begins This Month

Ballots for the Directors Election will be mailed to homeowners on Friday, April 19, along with voting instructions, candidate statements, a secret ballot envelope to contain the ballot, and a ballot return envelope. The nine candidates running for the four available positions are: • Jennifer Choy • Karen Sharp • Bill Sessa • Darren Keenan • Silvina Martinez • Donna Scholl • Jadwiga (Gigi) Wieczner • Sandra Williams • Phillip Tong. The ballot will contain these nine names, as well as spaces for write-in candidates. Be sure to carefully follow the ballot instructions; if a ballot does not contain the homeowner's name and unit number, as well as a signature, and it is not sealed inside the secret ballot envelope, it will not be counted.

### Candidates Night

Homeowners will have an opportunity to learn more about the candidates-on-Candidates Night, to be held in the Old Woodside Clubhouse at 7 p.m. on Thursday, May 2. The nine candidates have been invited to attend to speak to homeowners regarding their candidacies. Each candidate will summarize his/her priorities and respond to questions from the Nominating Committee and the audience, time permitting. The deadline for the Inspector to receive mailed ballots is Friday, May 24, or dropped in the locked ballot box in the Woodside Office by 6 p.m. on May 24.

### Results Announced at Annual Meeting

This year's Annual Meeting will be held in the Old Woodside Clubhouse at 7 p.m. on Tuesday, May 28.

The Inspector of Elections will open and count the ballots while the Annual Meeting is taking place and will announce the results after the votes are counted.

**Good luck to all the candidates!**

## **JENNIFER CHOY**

Dear Woodside Members:

My name is Jennifer Choy and I am excited to announce my candidacy for a position on the Board of Directors. I'm looking forward to working harmoniously with other board members. For those of you who don't know me, I have lived in the Woodside HOA for over 13 years. I believe that HOA board members must know how to collaborate with others; to work towards a unified Board; to understand the budget and manage the association's finances; to deal with disputes; and must know how to carry out ideas by listening to members in this community.

I have been a physician for almost 3 decades. I have also served on community non-profit organizations, like CAPITAL Foundation and My Sister's House as a Board member. My life has been dedicated to solving problems and building teams. I believe I have the necessary experience to do it well. My goals are:

1. Safeguard and protect property value.
2. Help my fellow residents.
3. Unite the Board & solve problems.
4. Work with fellow Board members to build a strong HOA team.

If you believe in my goals, please vote for me in this election.

## **KAREN SHARP**

I am running for the Woodside Board of Directors with 38 years of experience analyzing complex programs and implementing successful change. I am willing to apply these skills to the benefit of our beautiful community.

Woodside was once my home and two of my sisters reside here. I care about the quality of life and the community. The Association has long standing infrastructure, maintenance and financial problems that haven't been addressed. I want Woodside to be well run and financially solvent.

I believe this community can work together rather than continue to be divisive. We must work together. I ask for your support in the upcoming Board election, for myself as well as my fellow candidates, Sandra Williams, Donna Scholl and Jadwiga (Gigi) Wieczner. We will encourage participation from all of our residents and will need your ideas and skills. We have pledged to spend our valuable time addressing pressing maintenance issues, safety concerns and protecting our property values. We invite you to vote for us, and to join us in this adventure.

## **WILLIAM (BILL) SESSA**

Hello Neighbors!

Like many of you, I didn't come to live at Woodside by chance. When it came time for me to downsize to a condo, I purposely looked for my new home here, 16 years ago. I lived here in the early '80s and knew I wanted to come back to a lush and peaceful community. I still believe Woodside is the best place to live in Sacramento. My wife and I love what we call our "tree house."

I appreciate being able to help preserve Woodside as a special place. Even before I was chosen to serve on the Board, my background in journalism and politics helped us to save about four dozen trees that PG&E was looking to cut down. Since being chosen for the Board, I've continued to support our commitment to the environment. We don't have EV chargers at Woodside—yet. But I'm working on it.

As a journalist, I value communication and transparency, and making decisions supported by facts. I know from my service on other Boards that—with teamwork and collaboration—we can meet Woodside's needs, even if we have more challenges than when Woodside was new. Learn more at: [www.friendsofwoodside.net](http://www.friendsofwoodside.net).

## **DARREN KEENAN**

Woodside's infrastructure is reaching the end of its useful life and it is starting to crumble. Repair costs are increasing, and long-term fixes will likely require significant assessments on owners.

As a board member, my primary goal will be to find ways to minimize the financial burden of these repairs - without sacrificing the health and safety of residents.

If you vote for me, you will get the focus of someone who lives on the property, 28 years of real estate experience, a degree in Business Administration from Sac State, and decades of work in Information Technology. I am also on the HOA board for an investment property in Reno.

I volunteered because I saw the notice that not enough people had signed up to fill the board vacancies. If you have a better candidate, please vote for that person. If not, I present myself as a quality candidate, and I will strive to serve the interests of all Woodside homeowners.

Thank you for your consideration.

## **SILVINA MARTINEZ**

I have lived here for several years, and I am concerned about Woodside's decline and how it is rapidly diminishing both the value of our properties and our quality of life. I am a former newspaper reporter and nearly 20 years ago I started my own PR consulting business.

Throughout my career, I have been tasked to build consensus, help opposing groups find common ground and develop alliances with unlikely partners in pursuit of a common goal. If elected, I would like to tap into this experience to help the board work more collaboratively and efficiently.

Woodside needs to bring decorum back to the board and demand that members act with integrity and respect for the people they represent. To discuss solutions, I believe it is first necessary to 1) improve how the board communicates what it does and keeps the community informed and 2) create opportunities to facilitate homeowner engagement. A good start would be streaming board meetings and making them accessible to all and establishing a process to ensure committees are open to all who are interested, and not a few. A community that is informed and engaged will in turn lead to increased transparency and accountability.

## **DONNA SCHOLL**

I have been a resident/owner at Woodside since 2017. While it's still a beautiful community, I have noticed that the community has become somewhat diminished. The grounds are not as well-maintained, ongoing infrastructure problems are not being addressed, and I'm concerned about the financial stability of the Association.

I have over 40 years of professional accounting experience working with a variety of private enterprises. I have experience in accounting operations, payroll, accounts payable, and accounts receivable. I was an accounting operations manager for complex programs. I am willing to apply my skills to the benefit of our community. I want Woodside to be well run and financially solvent. It is my home.

It is time for new approaches to the major problems facing this community. I ask for your support in the upcoming Board election, for myself, as well as my fellow candidates, Sandra Williams, Jadwiga (Gigi) Wieczner, and Karen Sharp. We have a common vision and platform that we have agreed to pursue. We want to encourage the participation and ideas from all of our residents.

We will need your skills and ideas. Please vote for us!



## **JADWIGA (GIGI) WIECZNER**

My husband and I, Jadwiga Wieczner or “Gigi,” have called Woodside home for the last 12 years. I am running for the board so I can help shape community policies, improve community facilities, and build a stronger sense of belonging among residents.

I take immense joy in living here at Woodside and plan to continue to make Woodside a beautiful place to live. I have a master’s degree in business and served on multiple boards (Full Bio at [empowerwdsd.com](http://empowerwdsd.com)). If chosen, I will stay dedicated to correcting maintenance issues and procedures, addressing safety concerns, and protecting our property values.

I am asking for your support in the upcoming Board Election, as well as your support for my fellow candidates, Donna Scholl, Karen Sharp and Sandra Williams. We will volunteer our valuable time and work as a team so that all 725 homes inside our beautiful, wooded community remain the most desirable neighborhood in Sacramento.

I believe together we can grow as a community while leaving past failures behind and making this community unified. You can find me walking the grounds with my grand puppy, Prince Javier, or walking gate to gate for my daily exercise. Feel free to say Hi!

## **SANDRA WILLIAMS**

I served on the Board for several months last year. I learned how our Association is run and the many challenges that we face to keep Woodside viable.

The Board serves the homeowners. Homeowners must be able to trust that Board members work for the best interests of the whole community. To build that trust, we need transparency. Many issues are decided in closed meetings when they should be discussed openly. Homeowners have the right to know why the Board makes the decisions it does.

It will take a united Board with common goals to make much-needed changes happen. For that reason, I’m running with Donna Scholl, Jadwiga “Gigi” Wieczner, and Karen Sharp. I believe in their integrity and their commitment to Woodside. As a team, we have the skills and experience needed to find solutions that benefit all of us.

I’m a technical writer at the U.S. Bureau of Reclamation and have served on several other boards. My only financial interest in Woodside is the unit I own and occupy.

To learn more about my qualifications and our goals, visit [empowerwdsd.com](http://empowerwdsd.com). To share your concerns, email me at [sandrakwms@gmail.com](mailto:sandrakwms@gmail.com).

Please vote for us.

## **PHILLIP S. TONG**

I have lived at Woodside 7 years. I served on Environmental Committee (6 years) and Budget Committee (1 year). I have two adult children that live here, and I walk the property regularly with Bruno (my daughter's Lhasa Apso) and spouse, Louise. I have a Ph.D., Food Science, Cornell University (minors: Chemical Engineering, Agricultural Economics). I was Professor, Cal Poly State University (28 years); Executive Director, California Creamery Operators Association (5 years); Director of Research and Training, American Dairy Products Institute (5 years), and Food Industry Consultant (8 years). I served on BOD of the American Dairy Science Association (2 –three-year terms, one term as Board President).

If elected, I hope to improve overall quality of life for Woodside residents, create greater sense of community, and improve overall financial situation and operational performance to help preserve and/or improve owner property value. To achieve these goals, I believe we should: 1) Realize greater value from HOA funds by improving resident services, contractor work quality, security, and maintenance), 2) Develop a 5-year strategic plan, 3) Update environmental and landscape practices, 4) Improve HOA reserve funds balance and its use, 5) Encourage volunteers, social events, educational programs, better communications.